

FOR SALE

£340,000 Freehold




## 6 Rose Avenue, Kingswinford, West Midlands. DY6 8LE

- NO UPWARD CHAIN
- FOUR BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- DORMER BUNGALOW
- CLOSE TO LOCAL AMENITIES
- DOWNSTAIRS WC
- OFF ROAD PARKING
- INTERGRATED APPLIANCIES



**Select Property Management Ltd**  
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## PROPERTY DESCRIPTION

We are pleased to be instructed to offer FOR SALE this FOUR bedroom dormer bungalow situated in a quiet cul-de-sac in the heart of Kingswinford, benefitting from being close to good schools, parks, shops and commuting routes.

The property consists of a main entrance hallway leading to a very good size lounge with feature fireplace and window to front elevation wall. From the lounge you go through an arched opening into the dining room with double French doors leading out to the rear garden. Also off the lounge from the hallway is the kitchen fitted out with a good selection of wall and base units in white with integrated oven, hob and extractor and dishwasher. There is a side door and window. Also off the hallway is a bedroom with built in wardrobe and window to end wall looking out to garden. From the dining room is a staircase leading to three good size bedrooms. The main bedroom is at the front with window, the second is a smaller double also with window to front, bedroom three is at the back with window looking out to rear garden. Lastly is the bathroom, fitted with a white corner bath, white double size shower and white toilet and vanity unit and window to end wall. the property is double glazed and gas central heated. There is also a ground floor toilet fitted out in white.

Outside to the rear of the property is a slabbed patio area and a raised lawn garden with mature shrubs to the borders. To the front of the property is a well laid out drive that will accommodate up to three cars on the tarmac driveway. No onward chain.

A very spacious family home that needs to be seen, viewings strictly by appointment with our office.

COUNCIL TAX BAND - C

EPC - D





## ROOM DESCRIPTIONS

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### LOUNGE

5.530m x 3.468m (18' 2" x 11' 5")

### DINING ROOM

2.908m x 3.331m (9' 6" x 10' 11")

### KITCHEN

3.140m x 2.416m (10' 4" x 7' 11")

### BEDROOM ONE

3.001m x 2.541m (9' 10" x 8' 4")

### BEDROOM TWO

3.373m x 2.359m (11' 1" x 7' 9")

### BEDROOM THREE

2.949m x 2.265m (9' 8" x 7' 5")

### BEDROOM FOUR

2.905m x 2.632m (9' 6" x 8' 8")

### BATHROOM

2.580m x 2.074m (8' 6" x 6' 10")

### GENERAL

Money Laundering

It is a legal requirement for estate agency businesses to comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To do this, we must undertake robust ID verification, PEP and sanctions checks on any successful purchasers upon offer acceptance. The check must be completed and recorded as satisfactory before issuing sale notifications. All must be provided in person so that Select can verify documents supplied

### TENURE

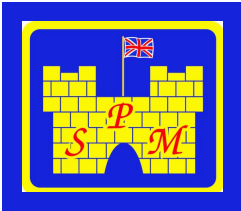
We are advised that the property is FREEHOLD. A buyer is advised to obtain confirmation from their Solicitor prior to completion of the sale.

### SERVICES

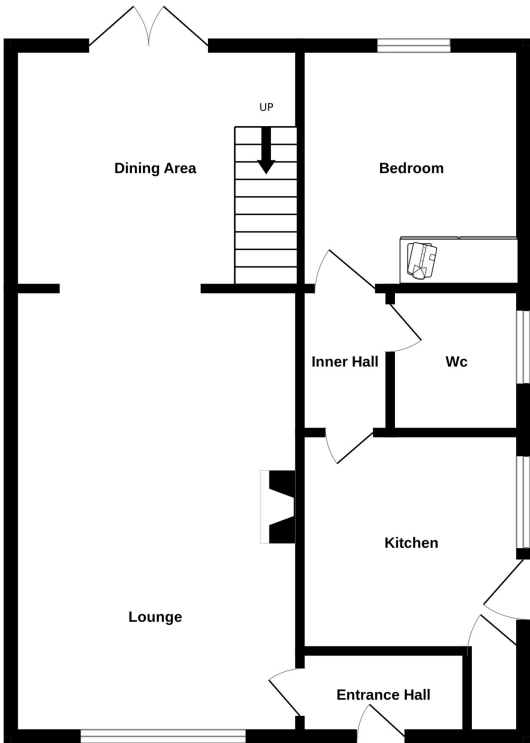
We are advised that all main services are connected, however none have been tested and buyers are advised to obtain confirmation via their solicitors prior to completion of the sale.



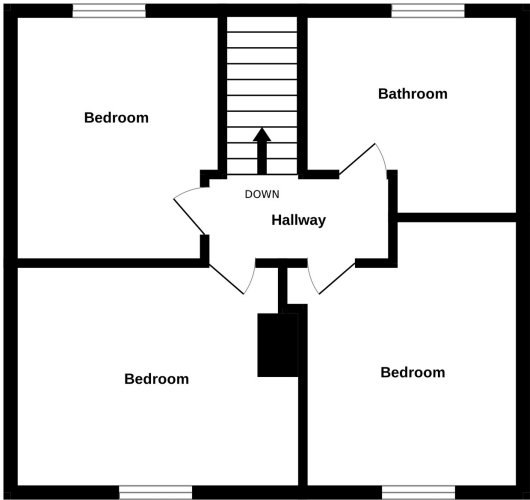
FLOORPLAN & EPC



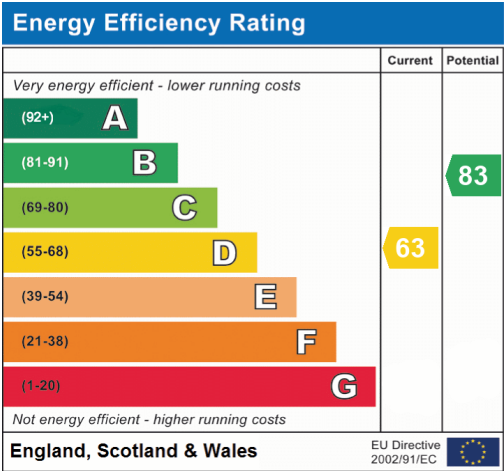
Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only  
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